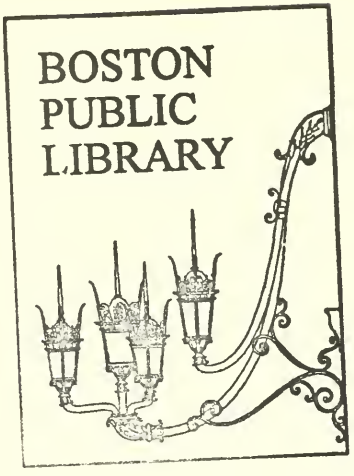
Government Documents
BRA
2507

CHALLENGE TRACK PROPOSAL

FOR

PARCEL 18



METROPOLITAN/COLUMBIA PLAZA VENTURE

STULL and LEE INC. ARCHITECTS & PLANNERS

JULY 11, 1988

SL

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SL

Stull and Lee, Inc.
Architects and Planners

100 Boylston Street
Boston, MA 02116
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PARCEL 18 DESIGN CONCEPT

The confluence of exceptional transit and automobile access with regional open space amenities, major institutions, cultural facilities and hospitals nearby, position Parcel 18 as the anchor of a new neighborhood center and gateway into the heart of Boston. Departing from the current scale and intensity of land uses, the new structures planned for the site have been arranged in a manner to strengthen and extend development patterns along the major boulevards (Columbus Avenue and Tremont Street) which form the east and west boundaries of the site.

A lively central plaza on axis with the principal facade of the Ruggles Street station is conceived as the focal point of the development. With a series of retail uses and building lobbies opening on to the plaza coupled with the station entrance it is anticipated that the plaza will become a hub of pedestrian and vehicular activity day and night. Additional entries and retail uses planned along Columbus Avenue and Tremont Street in particular, are expected to make these streets lively and attractive places for shopping and strolling.

In accordance with BRA Design Guidelines, the buildings are anchored by a "base" which is expressed either literally or figuratively in the design treatment of the Columbus Avenue and Tremont Street facades. The handling of the base proved to be one of the more difficult aspects of the design approach. The intent is to imply a unifying base but to also allow for variety of expression as well as a harmonious relationship with the rest of the building(s) above the base element.

The use of masonry with "punched" recessed openings in the base buildings are proposed design controls for each building. Regulating the size and scale of openings and the color and patina of masonry units will also add design continuity.

In keeping with Boston's character as a masonry city, it is proposed that masonry materials be utilized extensively. Brick, granite and pre-cast concrete will be the primary materials. Some metal panels and high quality "storefront" systems will also be used. For special effect some use of a very high quality curtainwall system is a possibility on the high visibility facades such as those which face the plaza and for the building facades at Melnea Cass Blvd. and Ruggles Street.

The ground plane will be a combination of scored concrete, brick and stone pavers with metal tree grates and sturdy decorative seating. Trees and shrubs will be used extensively to soften and make inviting, the public pathways and gathering places.

In summary, the plan proposes a lively place of destination which marks the revitalization of this section of the city. The new buildings ranging in height from nine to fifteen stories will visually and symbolically mark this significant new place in the city fabric. The range of shops and stores, the proposed hotel, restaurants, cafes and office buildings are expected to provide job opportunities, services and entertainment resources for area residents and the larger community as well.

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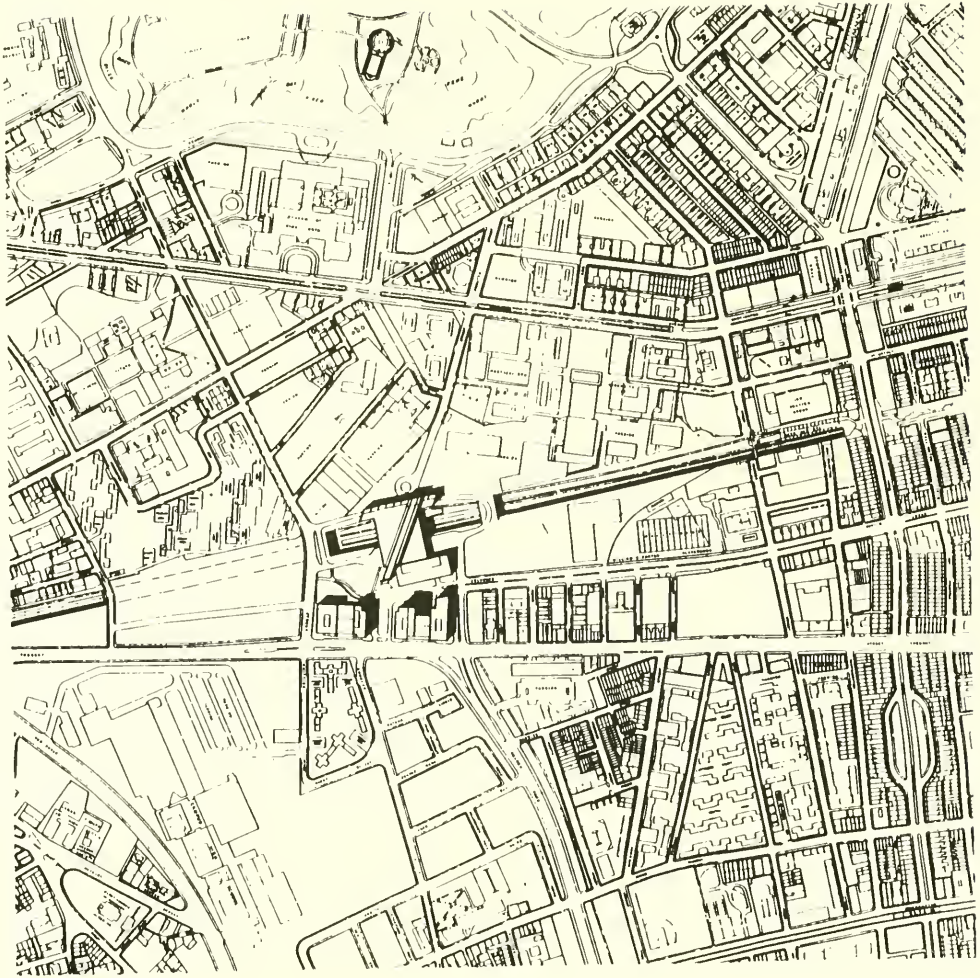
Parcel 18
METROPOLITAN/COLUMBIA PLAZA VENTURE

11 July 1988

CHALLENGE TRACK PROPOSAL FOR 11 JULY 1988
Square Footage Calculations

Floor	Building 4 Office Bldg.	Building 3 Hotel (199 rms)	Building 2 Office Bldg.	Building 1 Office Bldg.	Total Building Square Footage
15		9,050			
14		9,275 (16 rms)	10,425		
13		9,900 (17 rms)	14,625		
12		9,900 (17 rms)	15,675		
11		9,900 (17 rms)	15,675		
10		9,900 (17 rms)	15,675		
9	14,400	9,900 (17 rms)	15,675	17,000	
8	14,700	9,900 (17 rms)	15,675	17,500	
7	14,700	9,900 (17 rms)	15,675	17,500	
6	14,700	9,900 (17 rms)	15,675	17,500	
5	14,700	9,900 (17 rms)	15,675	17,500	
4	15,200	16,650 (15 rms)	15,675	17,500	
3	15,500	18,000 (15 rms)	24,500	17,500	
2	14,550	16,875	31,025	18,400	
1	14,350	25,475	31,000	17,900	
Total Bldg Area	132,800 s.f.	184,425 s.f.	252,650 s.f.	158,300 s.f.	728,175 s.f.
Parking Garage Area	66,150 s.f.	81,000 s.f.	126,800 s.f.	88,200 s.f.	362,150 s.f.
Parking Spaces	148	178	287	202	815
Retail Space	900 s.f.	4,175 s.f.	5,775 s.f.	5,925 s.f.	16,775 s.f.
Daycare Space	10,000 s.f.		3,500 s.f.		13,500 s.f.

Floor	Building 5 Parking Garage	Building 5 Future Office Bldg.
4 (Roof)	31,800	
3	31,800	
2	31,800	
1	31,800	
Totals	127,200 s.f.	100,000 s.f.
Parking Spaces		
Retail Space		



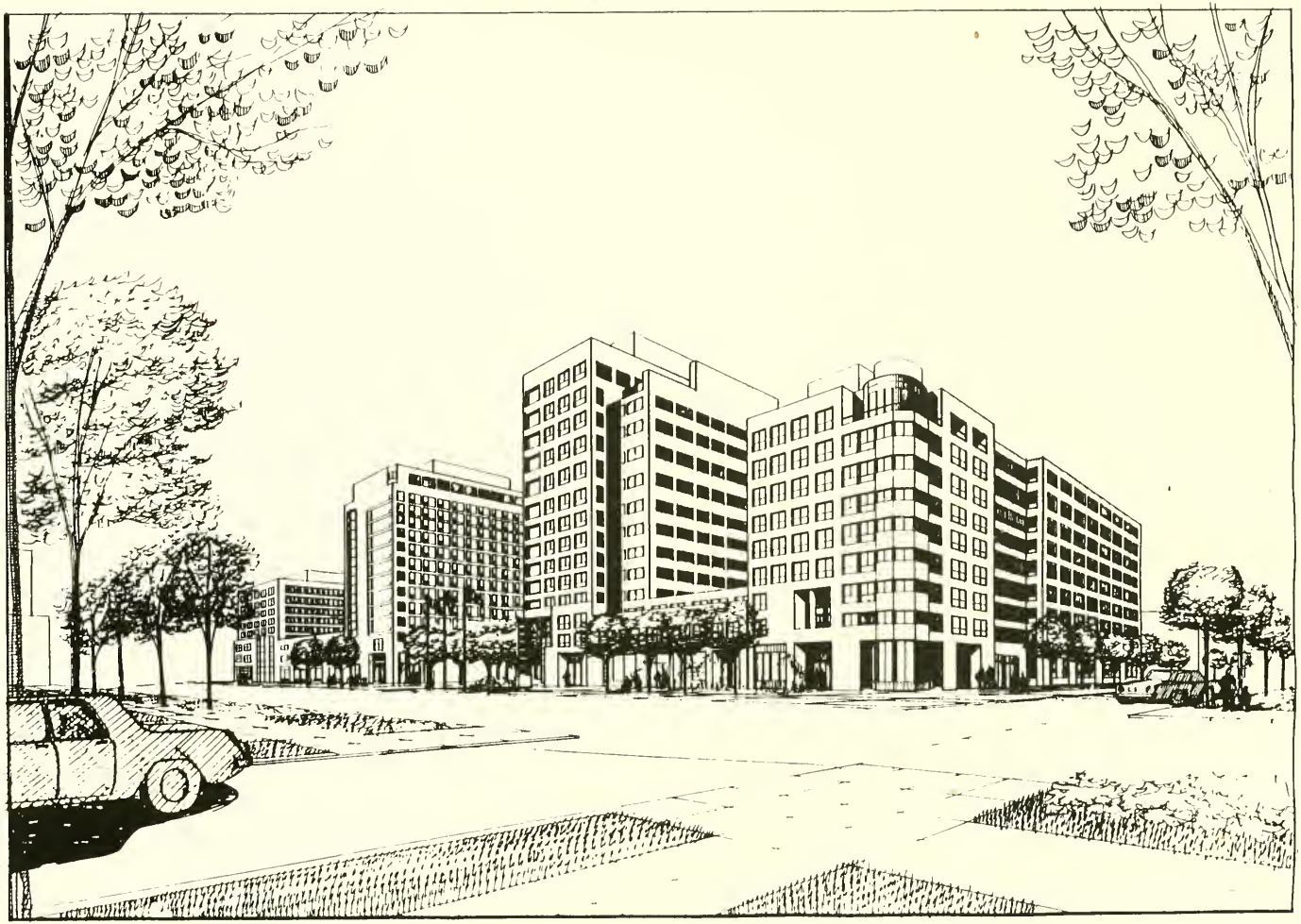
LOCATION PLAN

PARCEL 18

JULY 11, 1988

METROPOLITAN/COLUMBIA PLAZA VENTURE

STILL + LEE, INC., ARCHITECTS AND PLANNERS



PERSPECTIVE

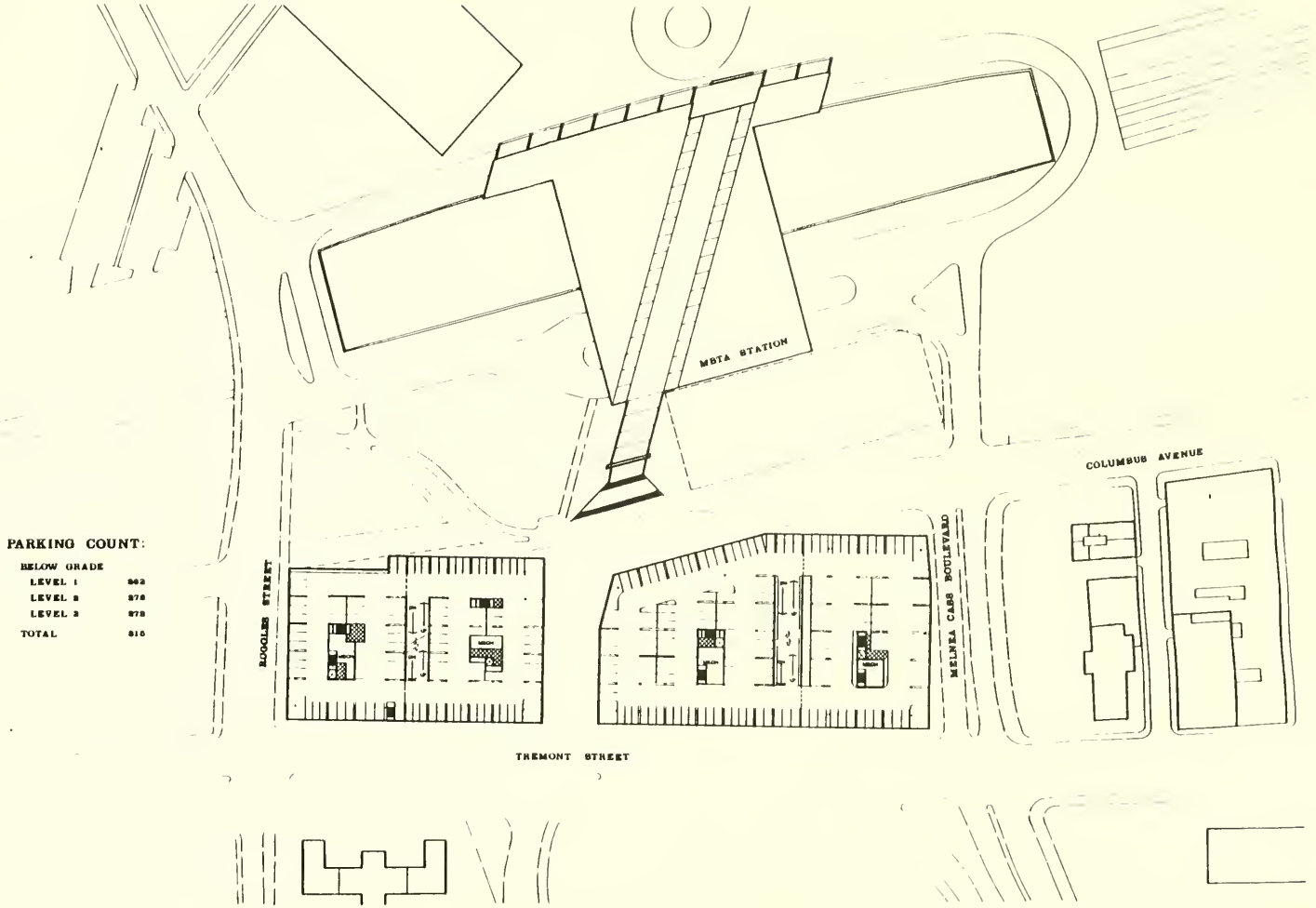
TREMONT ST. & MELNEA CASS BLVD.

PARCEL 18

JULY 11, 1988

METROPOLITAN/COLUMBIA PLAZA VENTURE

STULL & LEE INC. ARCHITECTS AND PLANNERS



PARKING COUNT:

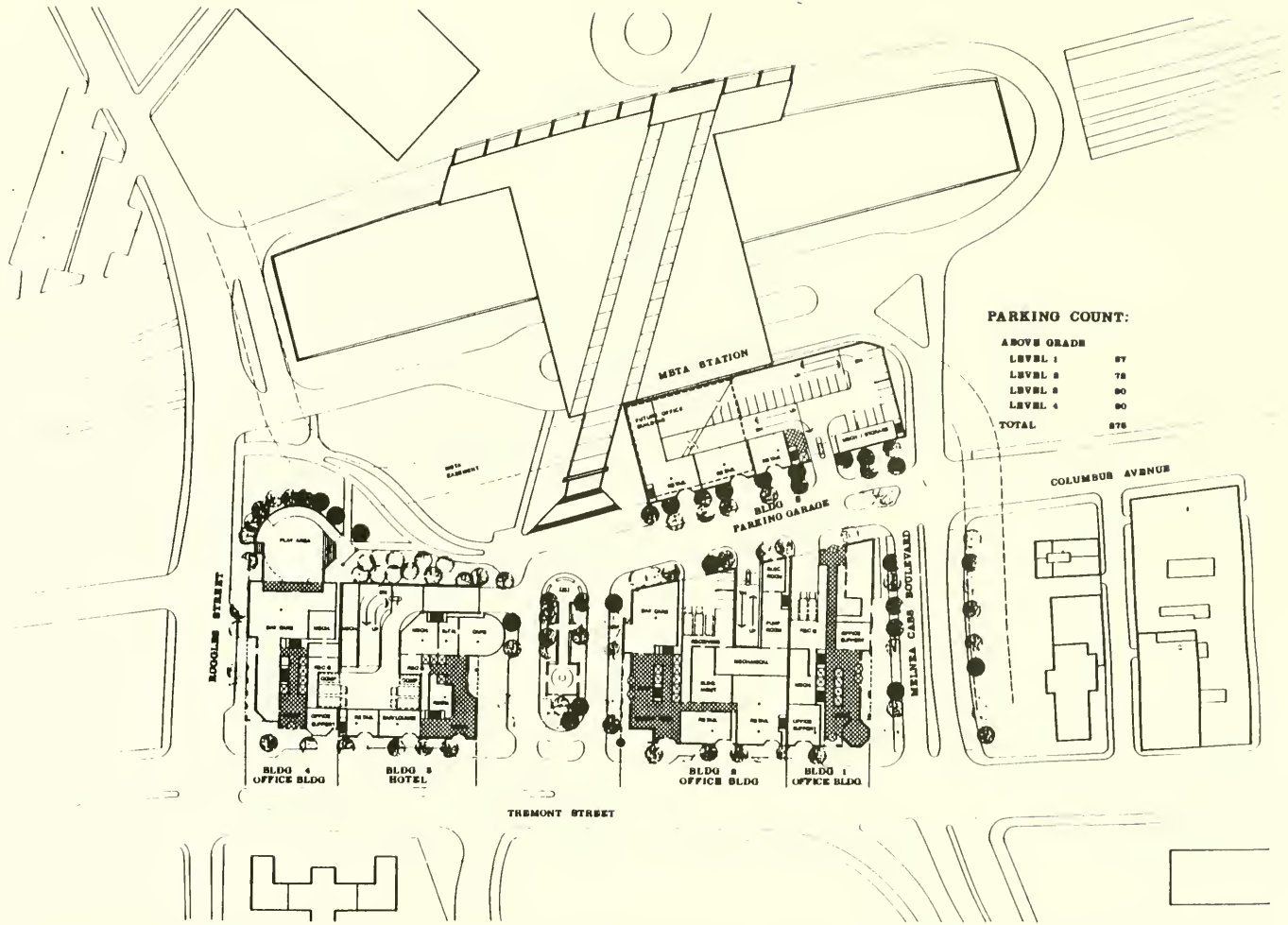
BELOW GRADE	
LEVEL 1	962
LEVEL 2	976
LEVEL 3	978
TOTAL	915

FIRST PARKING LEVEL
(LEVELS 2 & 3 SIMILAR)

PARCEL 18
METROPOLITAN/COLUMBIA PLAZA VENTURE

STULL & LEE INC. ARCHITECTS AND PLANNERS

JULY 11, 1988



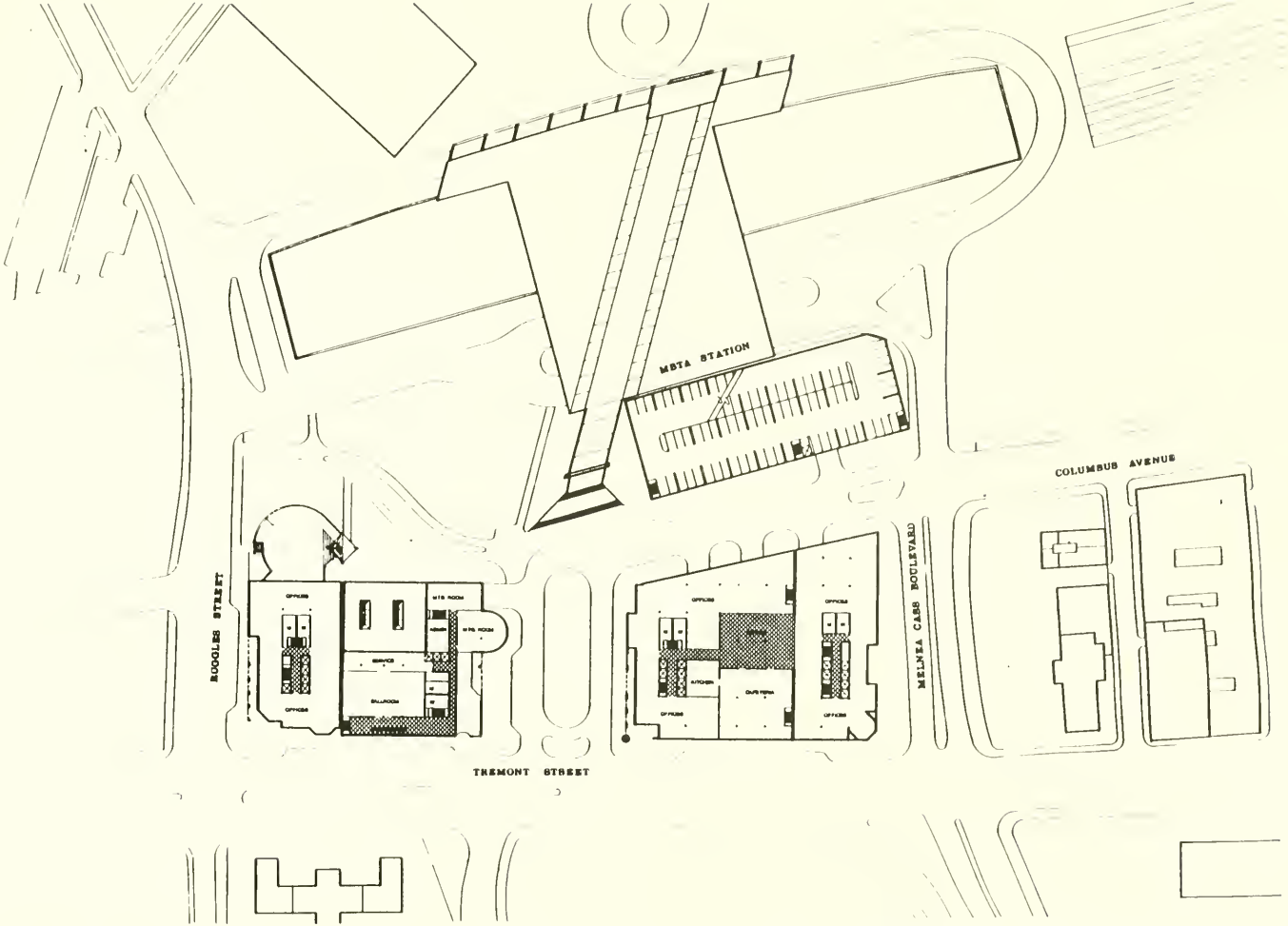
ROUND FLOOR/ ITE PLAN

PARCEL 18

METROPOLITAN/COLUMBIA PLAZA VENTURE

STULL & LEE INC. ARCHITECTS AND PLANNERS

JULY 11, 1988

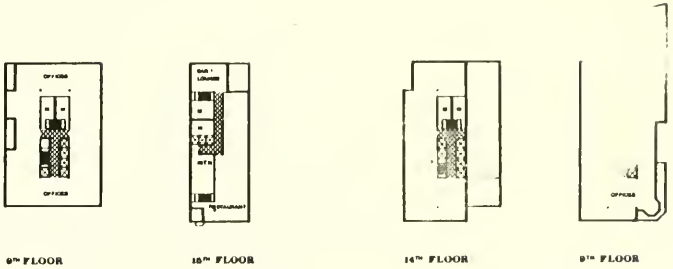


SECOND FLOOR PLAN
(FLOORS 3&4 SIMILAR)

PARCEL 18
METROPOLITAN/COLUMBIA PLAZA VENTURE

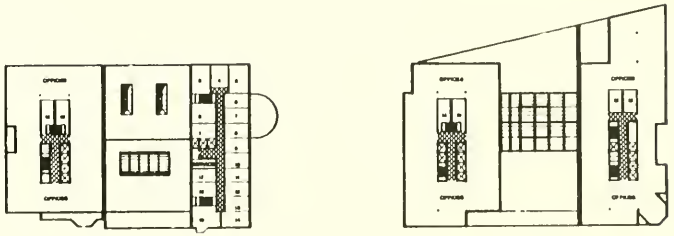
JULY 11, 1988

STULL & LEE INC. ARCHITECTS AND PLANNERS



9TH FLOOR | 15TH FLOOR | 14TH FLOOR | 8TH FLOOR

TOP FLOOR PLANS



TYPICAL TOWER PLANS

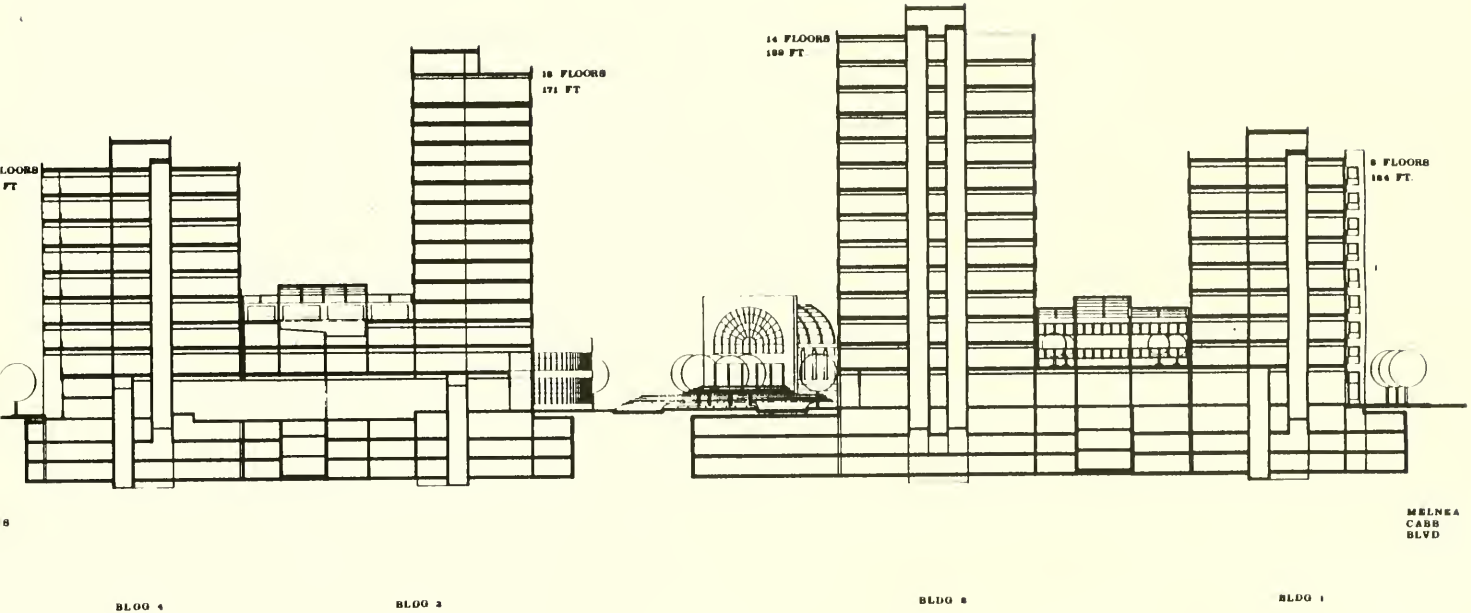
UPPER TOWER PLANS

PARCEL 18

METROPOLITAN/COLUMBIA PLAZA VENTURE

STULL & LEE INC. ARCHITECTS AND PLANNERS

JULY 11, 1988



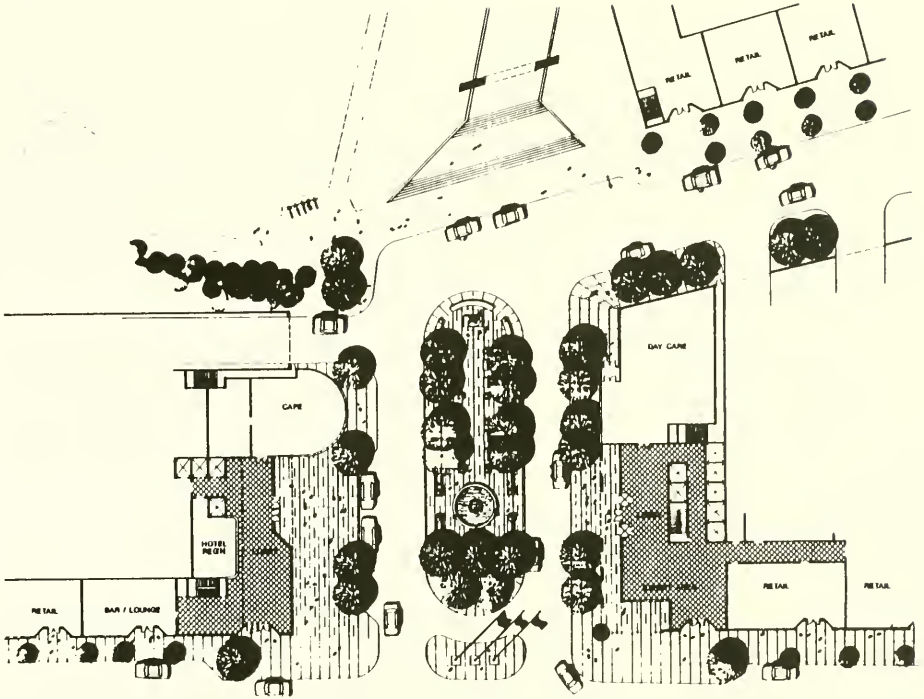
BUILDING / SITE SECTION

PARCEL 18

JULY 11, 1988

METROPOLITAN/COLUMBIA PLAZA VENTURE

STILL & LEE, INC., ARCHITECTS AND PLANNERS



PLAZA PLAN

PARCEL 18

METROPOLITAN/COLUMBIA PLAZA VENTURE

JULY 11, 1988

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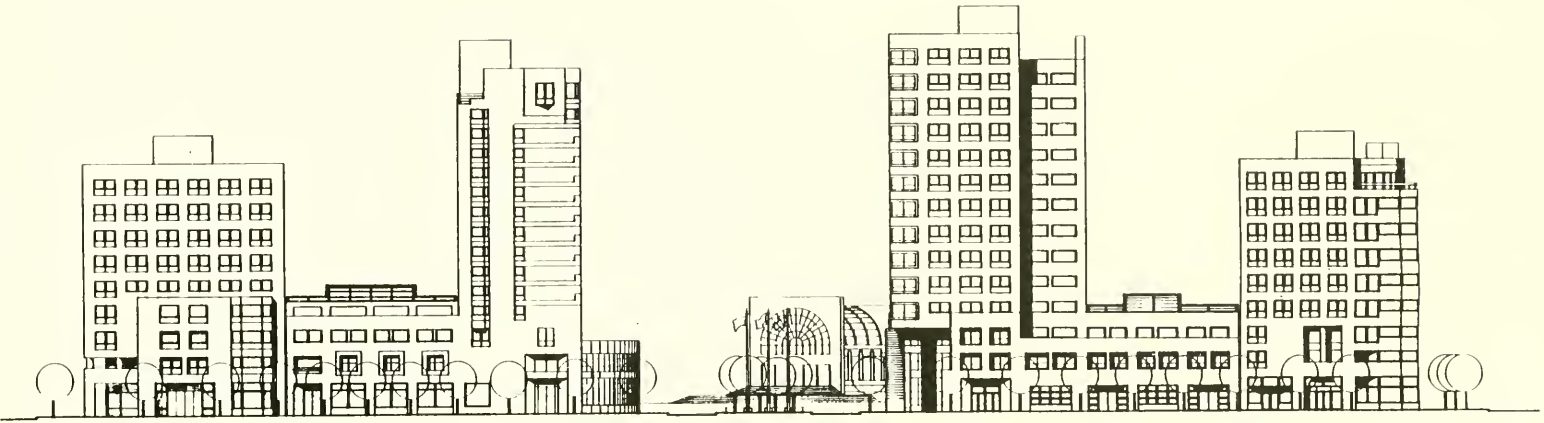


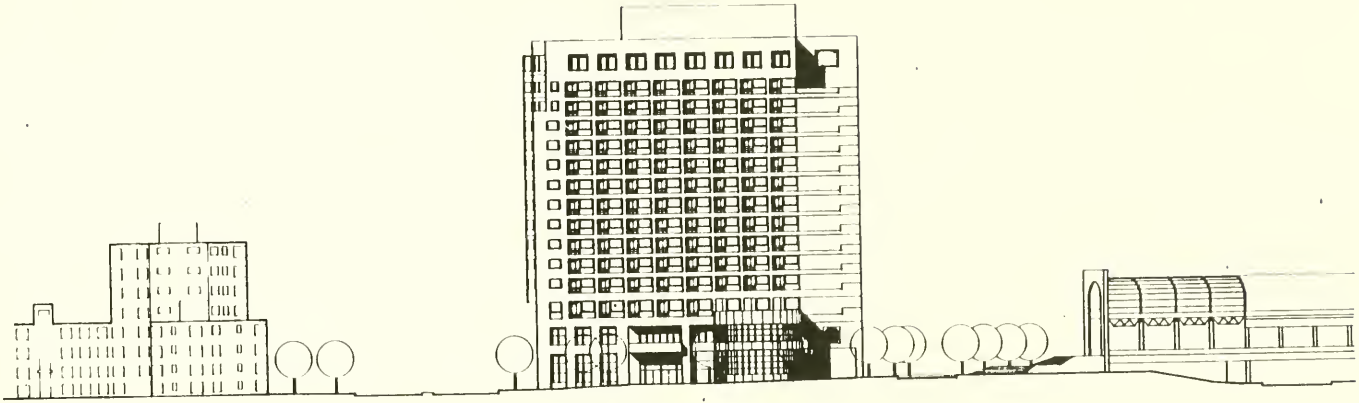
TREMONT ST. ELEVATION

PARCEL 18

JULY 11, 1988

METROPOLITAN/COLUMBIA PLAZA VENTURE

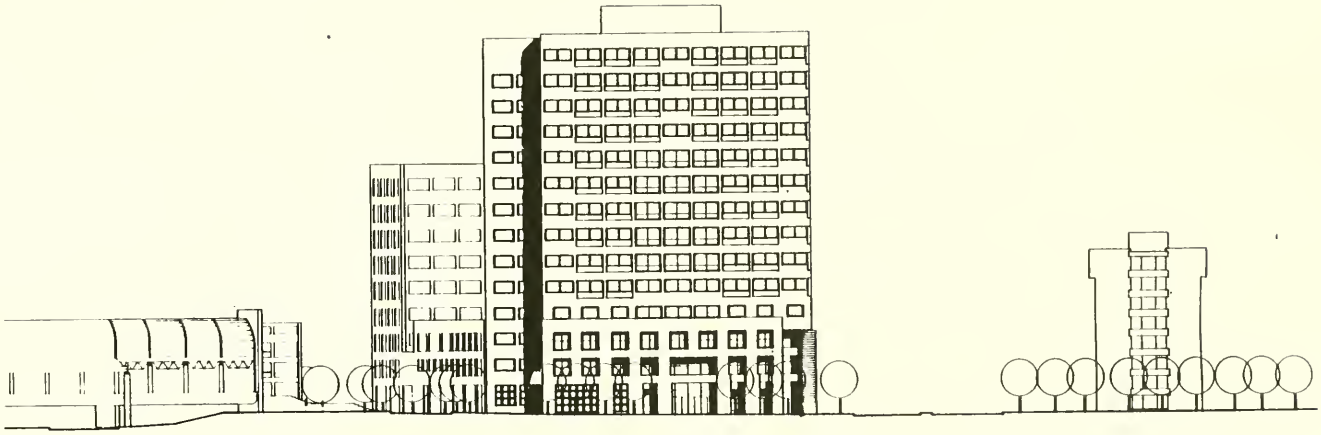
STULL & LEE INC. ARCHITECTS AND PLANNERS



HOTEL BLDG.
ELEVATION FROM PLAZA

PARCEL 18
METROPOLITAN/COLUMBIA PLAZA VENTURE
STILL & LEE, INC. ARCHITECTS AND PLANNERS

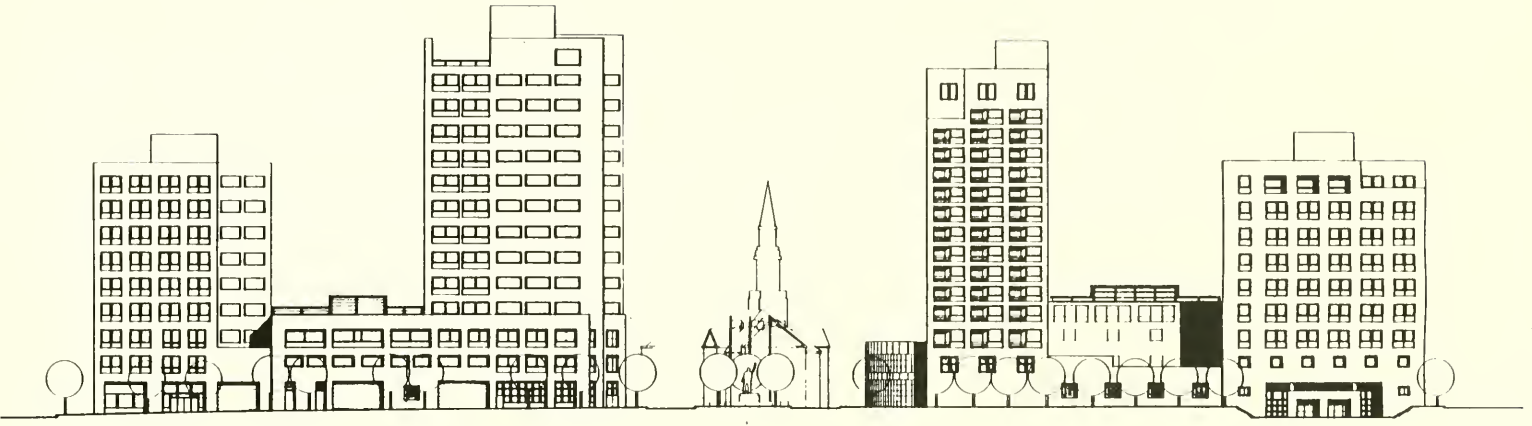
JULY 11, 1988



OFFICE BLDG. NO. 2
ELEVATION FROM PLAZA

PARCEL 18
METROPOLITAN/COLUMBIA PLAZA VENTURE
STULL & LEE INC. ARCHITECTS AND PLANNERS

JULY 11, 1988



COLUMBUS AVE. ELEVATION

PARCEL 18

JULY 11, 1988

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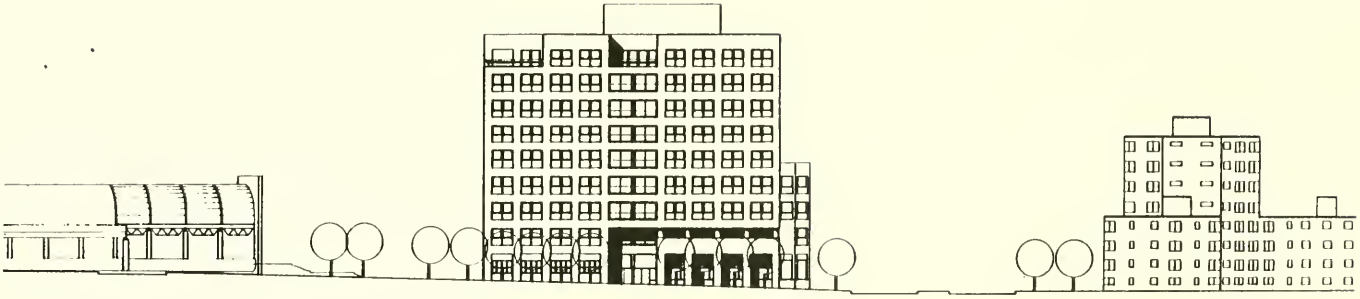
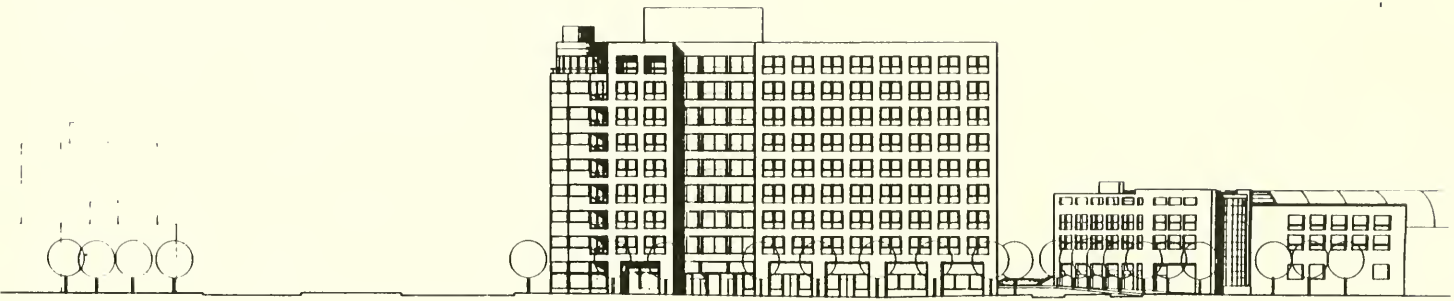


RUGGLES STREET ELEVATION



MELNEA CASS BLVD. ELEVATION

ELEVATIONS

PARCEL 18

JULY 11, 1988

METROPOLITAN/COLUMBIA PLAZA VENTURE